

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 |        | DUDLEY ST, ARLINGTON  |

## OWNERSHIP

| OWNERSHIP |                      | Unit #:           |
|-----------|----------------------|-------------------|
| Owner 1:  | 34 DUDLEY STREET LLC |                   |
| Owner 2:  |                      |                   |
| Owner 3:  |                      |                   |
| Street 1: | 34 DUDLEY STREET     |                   |
| Street 2: |                      |                   |
| Twn/City: | ARLINGTON            |                   |
| St/Prov:  | MA                   | Cntry: Own Occ: Y |
| Postal:   | 02476                | Type:             |

## PREVIOUS OWNER

|           |       |  |
|-----------|-------|--|
| Owner 1:  |       |  |
| Owner 2:  |       |  |
| Street 1: |       |  |
| Twn/City: |       |  |
| St/Prov:  | Cntry |  |
| Postal:   |       |  |

## NARRATIVE DESCRIPTION

This parcel contains .767 Sq. Ft. of land mainly classified as Auto Repair with a Warehouse Building built about 1950, having primarily Board & Batt Exterior and 1152 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          |      | INDUSTRIA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

[illegible]

|              |         |              |   |             |     |             |               |         |  |        |  |            |  |        |  |
|--------------|---------|--------------|---|-------------|-----|-------------|---------------|---------|--|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 332 | Auto Repair | Prime NB Desc | COMM FR |  | Total: |  | Spl Credit |  | Total: |  |
|--------------|---------|--------------|---|-------------|-----|-------------|---------------|---------|--|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value    |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|
| 332                     | 0.000     | 43,000                         |            |            | 43,000         |
|                         |           |                                |            |            |                |
|                         |           |                                |            |            |                |
| Total Card              | 0.000     | 43,000                         |            |            | 43,000         |
| Total Parcel            | 0.767     | 537,300                        | 6,800      | 565,300    | 1,109,400      |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 37.33      | /Parcel: 93.44 |

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 11/5/2018 | MEAS&NOTICE  | CC  | Chris C |
| 3/13/2009 | Meas/Inspect | 197 | PATRIOT |
| 5/1/2000  | Info At Door | 197 | PATRIOT |
|           |              |     |         |
|           |              |     |         |
|           |              |     |         |
|           |              |     |         |
|           |              |     |         |
|           |              |     |         |
|           |              |     |         |

Sign:
VERIFICATION OF VISIT NOT DATA
\_\_/\_\_/\_\_


VERIFICATION OF VISIT NOT DATA \_\_\_\_\_[illegible]

|        |  |        |
|--------|--|--------|
| Credit |  | Total: |
|--------|--|--------|

apro

Database: AssessPro - ArchiveProArling

2023



**Patriot**  
Properties Inc.

**USER DEFINED**

|                |       |
|----------------|-------|
| Prior Id # 1:  | 37089 |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| ASR Map:       |       |
| Fact Dist:     |       |
| Reval Dist:    |       |
| Year:          |       |
| LandReason:    |       |
| BldReason:     |       |
| CivilDistrict: |       |
| Ratio:         |       |
|                |       |
|                |       |

| By | Name    |
|----|---------|
| C  | Chris C |
| 7  | PATRIOT |
| 7  | PATRIOT |
|    |         |
|    |         |
|    |         |
|    |         |

\_\_\_\_/\_\_\_\_/\_\_\_\_

test PDF Combine only

|                      |       |                |   |
|----------------------|-------|----------------|---|
| Type: 43 - Warehouse |       |                |   |
| Sty Ht:              | 1     | - 1 Story      |   |
| (Liv) Units:         | 1     | Total: 3       |   |
| Foundation:          | 3     | - BrickorStone |   |
| Frame:               | 1     | - Wood         |   |
| Prime Wall:          | 12    | - Board & Batt |   |
| Sec Wall:            |       |                | % |
| Roof Struct:         | 1     | - Gable        |   |
| Roof Cover:          | 1     | - Asphalt Shgl |   |
| Color:               | beige |                |   |
| View / Desir:        |       |                |   |

## GENERAL INFORMATION

|                    |             |
|--------------------|-------------|
| Grade: C - Average |             |
| Year Blt: 1950     | Eff Yr Blt: |
| Alt LUC:           | Alt %:      |
| Jurisdicth:        | Fact:       |
| Const Mod:         |             |
| Lump Sum Adj:      |             |

## INTERIOR INFORMATION

|               |     |                |    |
|---------------|-----|----------------|----|
| Avg Ht/FL:    | 10  |                |    |
| Prim Int Wal  | 5   | - Minimal      |    |
| Sec Int Wall: |     |                | %  |
| Partition:    | T   | - Typical      |    |
| Prim Floors:  | 1   | - Plywood      |    |
| Sec Floors:   |     |                | %  |
| Bsmnt Flr:    |     |                |    |
| Subfloor:     |     |                |    |
| Bsmnt Gar:    |     |                |    |
| Electric:     | 3   | - Typical      |    |
| Insulation:   | 2   | - Typical      |    |
| Int vs Ext:   | S   |                |    |
| Heat Fuel:    | 1   | - Oil          |    |
| Heat Type:    | 1   | - Forced H/Air |    |
| # Heat Sys:   | 1   |                |    |
| % Heated:     | 100 | % AC:          |    |
| Solar HW:     | NO  | Central Vac:   | NO |
| % Com Wal     |     | % Sprinkled    | 0  |

## MOBILE HOME

|       |  |        |  |          |  |       |  |        |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial # |  | Year: |  | Color: |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: |   | Rating: |         |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  | 1 | Rating: | Average |
| A HBth:    |   | Rating: |         |
| OthrFix:   |   | Rating: |         |

## OTHER FEATURES

|         |         |         |
|---------|---------|---------|
| Kits: 1 | Rating: | Average |
| A Kits: | Rating: |         |
| Frpl:   | Rating: |         |
| WSFlue: | Rating: |         |

## CONDO INFORMATION

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

## DEPRECIATION

|             |               |              |
|-------------|---------------|--------------|
| Phys Cond:  | GD - Good     | 32.0%        |
| Functional: |               | 0.0%         |
| Economic:   |               | 0.0%         |
| Special:    |               | 0.0%         |
| Override:   |               | 0.0%         |
|             | <b>Total:</b> | <b>32.0%</b> |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 48.00      |
| Size Adj.:         | 1.14999998 |
| Const Adj.:        | 0.87551993 |
| Adj \$ / SQ:       | 48.329     |
| Other Features:    | 7500       |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 63175      |
| Depreciation:      | 20216      |
| Depreciated Total: | 42959      |

## COMMENTS

|  |  |   |
|--|--|---|
|  | 1950, ARLINGTON HOME AND BUILDING. FOR RENT. | 2 |
|  |  |   |
|  |  |   |
|  |  |   |
|  |  |   |
|  |  |   |

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 |        |    |   |   |        |    |    |        |    |    | # Units |
|--------------|--------------|--------|----|---|---|--------|----|----|--------|----|----|---------|
| Level        | FY           | LR     | DR | D | K | FR     | RR | BR | FB     | HB | L  | O       |
| Other        |              |        |    |   |   |        |    |    |        |    |    |         |
| Upper        |              |        |    |   |   |        |    |    |        |    |    |         |
| Lvl 2        |              |        |    |   |   |        |    |    |        |    |    |         |
| Lvl 1        |              |        |    |   |   |        |    |    |        |    |    |         |
| Lower        |              |        |    |   |   |        |    |    |        |    |    |         |
| Totals       |              | RMs: 0 |    |   |   | BRs: 0 |    |    | Baths: |    | HB | 1       |

## REMODELING

|    |   |            |  |
|----|---|------------|--|
|    |   | Exterior:  |  |
|    |   | Interior:  |  |
|    |   | Additions: |  |
| 2. | % | Kitchen:   |  |
|    | % | Baths:     |  |
|    | % | Plumbing:  |  |
|    | % | Electric:  |  |
|    | % | Heating:   |  |
| 2  | % | General:   |  |

## RES BREAKDOWN

[illegible]

## SKETCH

|    |                        |
|----|------------------------|
|    | 24                     |
| 48 | FFL<br>(1152)<br>P 144 |

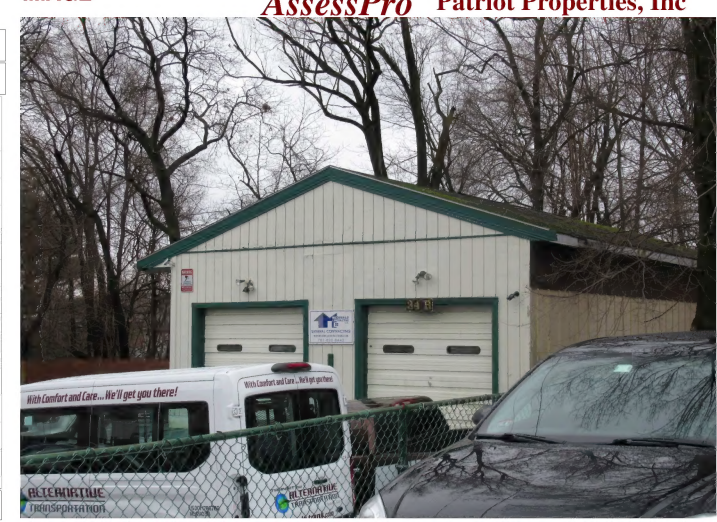
## SUB AREA

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |
|--------------------|-------------|------------|-----------|--------------|
| FFL                | First Floor | 1,152      | 48.330    | 55,67        |
|                    |             |            |           |              |
|                    |             |            |           |              |
|                    |             |            |           |              |
|                    |             |            |           |              |
|                    |             |            |           |              |
|                    |             |            |           |              |
| Net Sketched Area: |             | 1,152      | Total:    | 55,67        |
| Size Ad            | 1152        | Gross Area | 1152      | FinArea 1152 |

### SUB AREA DETAIL

|    | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|----|----------|--------|---------|--------|----------|
| 75 |          |        |         |        |          |
| 75 |          |        |         |        |          |
| 52 |          |        |         |        |          |

**IMAGE**







test PDF Combine only

| GENERAL INFORMATION |             |
|---------------------|-------------|
| Grade: C - Average  |             |
| Year Blt: 1950      | Eff Yr Blt: |
| Alt LUC:            | Alt %:      |
| Jurisdicdt:         | Fact:       |
| Const Mod:          |             |
| Lump Sum Adj:       |             |

## INTERIOR INFORMATION

MOBILE HOME  Make: 

| Code | Description | A | Y/S | Qty |
|------|-------------|---|-----|-----|
|------|-------------|---|-----|-----|

|         |                   |                         |        |
|---------|-------------------|-------------------------|--------|
| More: N | Total Yard Items: | Total Special Features: | Total: |
|---------|-------------------|-------------------------|--------|

## OTHER FEATURES

| CONDO INFORMATION |  |
|-------------------|--|
| Location:         |  |
| Total Units:      |  |
| Floor:            |  |
| % Own:            |  |
| Name:             |  |

## DEPRECIATION

|             |           |       |
|-------------|-----------|-------|
| Phys Cond:  | GD - Good | 32.0% |
| Functional: |           |       |
| Economic:   |           |       |
| Special:    |           |       |
| Override:   |           |       |
|             | Total:    | 32.0% |

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 48.00      |
| Size Adj.:         | 1.14999998 |
| Const Adj.:        | 0.87551993 |
| Adj \$ / SQ:       | 48.329     |
| Other Features:    | 7500       |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 63175      |
| Depreciation:      | 20216      |
| Depreciated Total: | 42959      |

## RESIDENTIAL GRID

## REMODELING

## RES BREAKDOWN

|            |  |         |     |     |    |
|------------|--|---------|-----|-----|----|
| Exterior:  |  | No Unit | RMS | BRS | FL |
| Interior:  |  |         |     |     |    |
| Additions: |  |         |     |     |    |
| Kitchen:   |  |         |     |     |    |
| Baths:     |  |         |     |     |    |
| Plumbing:  |  |         |     |     |    |
| Electric:  |  |         |     |     |    |
| Heating:   |  |         |     |     |    |
| General:   |  |         |     |     |    |
|            |  | Totals  |     |     |    |
|            |  | 0       |     |     |    |

| Rate              | Parcel ID | Typ          | Date  | Sale Price |
|-------------------|-----------|--------------|-------|------------|
|                   |           |              |       |            |
|                   |           |              |       |            |
|                   |           |              |       |            |
|                   |           |              |       |            |
|                   |           |              |       |            |
| WtAv\$/SQ:        |           | AvRate:      |       | Ind.Val    |
| Juris. Factor:    |           | Before Depr: | 48.33 |            |
| Special Features: | 0         | Val/Su Net:  | 37.33 |            |
| Final Total:      | 43000     | Val/Su SzAd  | 37.33 |            |

## SUB AREA

WAGE

### SUB AREA DETAIL

**IMAGE**

**AssessPro** Patriot Properties, Inc







test PDF Combine only

|               |       |               |      |
|---------------|-------|---------------|------|
| Type:         | 39    | - Repair Gar. |      |
| Sty Ht:       | 1     | - 1 Story     |      |
| (Liv) Units:  | 2     | Total:        | 3    |
| Foundation:   | 1     | - Concrete    |      |
| Frame:        | 1     | - Wood        |      |
| Prime Wall:   | 21    | - Conc. Block |      |
| Sec Wall:     | 4     | - Vinyl       | 30 % |
| Roof Struct:  | 2     | - Hip         |      |
| Roof Cover:   | 2     | - Slate       |      |
| Color:        | WHITE |               |      |
| View / Desir: |       |               |      |

## GENERAL INFORMATION

|                         |             |
|-------------------------|-------------|
| Grade: C+ - Average (+) |             |
| Year Blt: 1940          | Eff Yr Blt: |
| Alt LUC:                | Alt %:      |
| Jurisdicth:             | Fact:       |
| Const Mod:              |             |
| Lump Sum Adj:           |             |

## INTERIOR INFORMATION

|               |                  |              |      |
|---------------|------------------|--------------|------|
| Avg Ht/FL:    | 11               |              |      |
| Prim Int Wal  | 6 - Average      |              |      |
| Sec Int Wall: |                  |              | %    |
| Partition:    | T - Typical      |              |      |
| Prim Floors:  | 12 - Concrete    |              |      |
| Sec Floors:   | 4 - Carpet       |              | 20 % |
| Bsmnt Fr:     |                  |              |      |
| Subfloor:     |                  |              |      |
| Bsmnt Gar:    |                  |              |      |
| Electric:     | 3 - Typical      |              |      |
| Insulation:   | 2 - Typical      |              |      |
| Int vs Ext:   | S                |              |      |
| Heat Fuel:    | 1 - Oil          |              |      |
| Heat Type:    | 1 - Forced H/Air |              |      |
| # Heat Sys:   | 1                |              |      |
| % Heated:     | 100              | % AC:        | 30   |
| Solar HW:     | NO               | Central Vac: | NO   |
| % Com Wal     |                  | % Sprinkled  | 0    |

## MOBILE HOME

|       |  |        |  |          |  |       |  |        |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial # |  | Year: |  | Color: |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------------|--------------|
| 87   | Fence-4     | D | Y   | 1   | 250      | A    | AV  | 1970 | 6.00       | T   | 39.2 | 332 |      |       | 900        |            | 900          |
| 85   | Paving      | D | Y   | 1   | 2000     | A    | AV  | 1970 | 4.00       | T   | 39.2 | 332 |      |       | 4,900      |            | 4,900        |
| 83   | Sign        | D | Y   | 1   | 30       | F    | AV  | 1990 | 43.12      | T   | 23.2 | 332 |      |       | 1,000      |            | 1,000        |

|         |                   |       |                         |  |        |       |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 6,800 | Total Special Features: |  | Total: | 6,800 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

## BATH FEATURES

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: |   | Rating: |         |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  | 4 | Rating: | Average |
| A HBth:    |   | Rating: |         |
| OthrFix:   |   | Rating: |         |

## OTHER FEATURES

|         |                 |
|---------|-----------------|
| Kits: 1 | Rating: Average |
| A Kits: | Rating:         |
| Frpl:   | Rating:         |
| WSFlue: | Rating:         |

## CONDO INFORMATION

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

## DEPRECIATION

|             |                |     |   |
|-------------|----------------|-----|---|
| Phys Cond:  | VG - Very Good | 24. | % |
| Functional: |                |     | % |
| Economic:   |                |     | % |
| Special:    |                |     | % |
| Override:   |                |     | % |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 65.00      |
| Size Adj.:         | 0.90692902 |
| Const Adj.:        | 0.97999698 |
| Adj \$ / SQ:       | 57.771     |
| Other Features:    | 18001      |
| Grade Factor:      | 1.10       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 654764     |
| Depreciation:      | 160417     |
| Depreciated Total: | 494347     |

## COMMENTS

|  |                                       |   |
|--|---------------------------------------|---|
|  | ARLINGTON GLASS, DUDLEY ST AUTO BODY. |   |
|  | AL AUTO REPAIR.                       | 6 |
|  |                                       |   |
|  |                                       |   |
|  |                                       |   |
|  |                                       |   |

## RESIDENTIAL GRID

| 1st Res Grid |        | Desc: Line 1 |    |        |   |    |        |    |    |      |   | # Units |  |
|--------------|--------|--------------|----|--------|---|----|--------|----|----|------|---|---------|--|
| Level        | FY     | LR           | DR | D      | K | FR | RR     | BR | FB | HB   | L | O       |  |
| Other        |        |              |    |        |   |    |        |    |    |      |   |         |  |
| Upper        |        |              |    |        |   |    |        |    |    |      |   |         |  |
| Lvl 2        |        |              |    |        |   |    |        |    |    |      |   |         |  |
| Lvl 1        |        |              |    |        |   |    |        |    |    |      |   |         |  |
| Lower        |        |              |    |        |   |    |        |    |    |      |   |         |  |
| Totals       | RMs: 0 |              |    | BRs: 0 |   |    | Baths: |    |    | HB 4 |   |         |  |

## REMODELING

|    |   |            |
|----|---|------------|
|    |   | Exterior:  |
|    |   | Interior:  |
| 4. | % | Additions: |
|    | % | Kitchen:   |
|    | % | Baths:     |
|    | % | Plumbing:  |
|    | % | Electric:  |
|    | % | Heating:   |
| 5  | % | General:   |

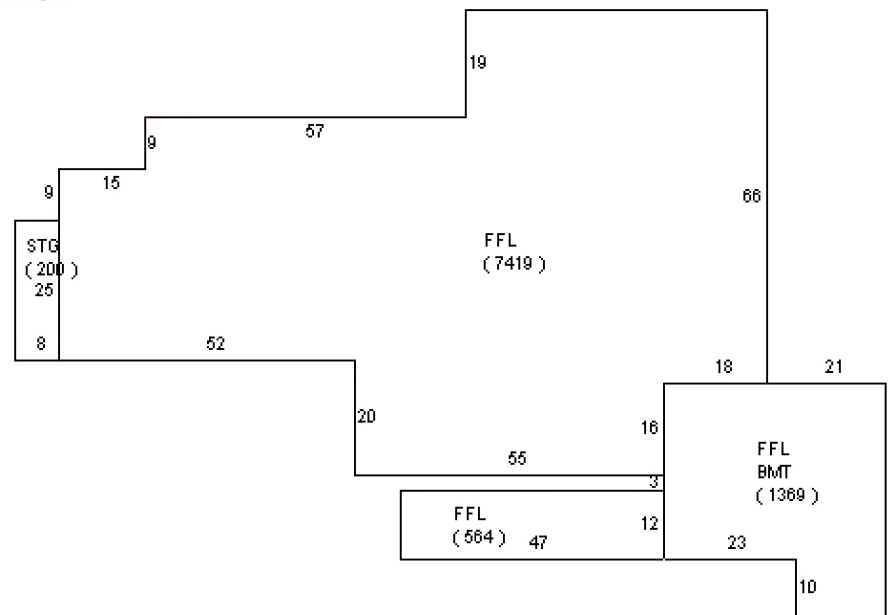
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

| Rate              | Parcel ID | Typ          | Date  | Sale Price |
|-------------------|-----------|--------------|-------|------------|
|                   |           |              |       |            |
|                   |           |              |       |            |
|                   |           |              |       |            |
|                   |           |              |       |            |
|                   |           |              |       |            |
| WtAv\$/SQ:        |           | AvRate:      |       | Ind.Val    |
| Juris. Factor:    |           | Before Depr: | 63.55 |            |
| Special Features: | 0         | Val/Su Net:  | 45.26 |            |
| Final Total:      | 494300    | Val/Su SzAd  | 52.86 |            |

## SKETCH



## SUB AREA

[illegible]

### SUB AREA DETAIL

|    | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----|----------|--------|---------|--------|----|-------|
| 76 |          |        |         |        |    |       |
| 90 | BMT      | 100    | FFB     | 100    | A  |       |
| 72 | FFL      | 100    | OFC     | 10     | A  |       |
|    |          |        |         |        |    |       |
|    |          |        |         |        |    |       |
|    |          |        |         |        |    |       |
| 38 |          |        |         |        |    |       |
| 21 |          |        |         |        |    |       |

**IMAGE**







test PDF Combine only

|               |       |               |      |
|---------------|-------|---------------|------|
| Type:         | 39    | - Repair Gar. |      |
| Sty Ht:       | 1     | - 1 Story     |      |
| (Liv) Units:  | 2     | Total:        | 3    |
| Foundation:   | 1     | - Concrete    |      |
| Frame:        | 1     | - Wood        |      |
| Prime Wall:   | 21    | - Conc. Block |      |
| Sec Wall:     | 4     | - Vinyl       | 30 % |
| Roof Struct:  | 2     | - Hip         |      |
| Roof Cover:   | 2     | - Slate       |      |
| Color:        | WHITE |               |      |
| View / Desir: |       |               |      |

## GENERAL INFORMATION

|                         |             |
|-------------------------|-------------|
| Grade: C+ - Average (+) |             |
| Year Blt: 1940          | Eff Yr Blt: |
| Alt LUC:                | Alt %:      |
| Jurisdicth:             | Fact:       |
| Const Mod:              |             |
| Lump Sum Adj:           |             |

## INTERIOR INFORMATION

|               |                  |              |      |
|---------------|------------------|--------------|------|
| Avg Ht/FL:    | 11               |              |      |
| Prim Int Wal  | 6 - Average      |              |      |
| Sec Int Wall: |                  |              | %    |
| Partition:    | T - Typical      |              |      |
| Prim Floors:  | 12 - Concrete    |              |      |
| Sec Floors:   | 4 - Carpet       |              | 20 % |
| Bsmnt Flr:    |                  |              |      |
| Subfloor:     |                  |              |      |
| Bsmnt Gar:    |                  |              |      |
| Electric:     | 3 - Typical      |              |      |
| Insulation:   | 2 - Typical      |              |      |
| Int vs Ext:   | S                |              |      |
| Heat Fuel:    | 1 - Oil          |              |      |
| Heat Type:    | 1 - Forced H/Air |              |      |
| # Heat Sys:   | 1                |              |      |
| % Heated:     | 100              | % AC:        | 30   |
| Solar HW:     | NO               | Central Vac: | NO   |
| % Com Wal     |                  | % Sprinkled  | 0    |

## MOBILE HOME

|       |  |        |  |          |  |       |  |        |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial # |  | Year: |  | Color: |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 87   | Fence-4     | D | Y   | 1   | 250      | A    | AV  | 1970 | 6.00       | T   | 39.2 | 332 |      |       | 900        |      |       | 900          |
| 85   | Paving      | D | Y   | 1   | 2000     | A    | AV  | 1970 | 4.00       | T   | 39.2 | 332 |      |       | 4,900      |      |       | 4,900        |
| 83   | Sign        | D | Y   | 1   | 30       | F    | AV  | 1990 | 43.12      | T   | 23.2 | 332 |      |       | 1,000      |      |       | 1,000        |

|         |                   |       |                         |  |        |       |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 6,800 | Total Special Features: |  | Total: | 6,800 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

## BATH FEATURES

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: |   | Rating: |         |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  | 4 | Rating: | Average |
| A HBth:    |   | Rating: |         |
| OthrFix:   |   | Rating: |         |

## OTHER FEATURES

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | Average |
| A Kits: |   | Rating: |         |
| Frpl:   |   | Rating: |         |
| WSFlue: |   | Rating: |         |

## CONDO INFORMATION

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

## DEPRECIATION

|             |                |       |
|-------------|----------------|-------|
| Phys Cond:  | VG - Very Good | 24.0% |
| Functional: |                | 0.0%  |
| Economic:   |                | 0.0%  |
| Special:    |                | 0.0%  |
| Override:   |                | 0.0%  |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 65.00      |
| Size Adj.:         | 0.90692902 |
| Const Adj.:        | 0.97999698 |
| Adj \$ / SQ:       | 57.771     |
| Other Features:    | 18001      |
| Grade Factor:      | 1.10       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 654764     |
| Depreciation:      | 160417     |
| Depreciated Total: | 494347     |

## COMMENTS

|  |                                       |   |
|--|---------------------------------------|---|
|  | ARLINGTON GLASS, DUDLEY ST AUTO BODY. |   |
|  | AL AUTO REPAIR.                       | 8 |
|  |                                       |   |
|  |                                       |   |
|  |                                       |   |
|  |                                       |   |

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 |        |    |   |        |    |    |        |    |    |      | # Units |
|--------------|--------------|--------|----|---|--------|----|----|--------|----|----|------|---------|
| Level        | FY           | LR     | DR | D | K      | FR | RR | BR     | FB | HB | L    | O       |
| Other        |              |        |    |   |        |    |    |        |    |    |      |         |
| Upper        |              |        |    |   |        |    |    |        |    |    |      |         |
| Lvl 2        |              |        |    |   |        |    |    |        |    |    |      |         |
| Lvl 1        |              |        |    |   |        |    |    |        |    |    |      |         |
| Lower        |              |        |    |   |        |    |    |        |    |    |      |         |
| Totals       |              | RMs: 0 |    |   | BRs: 0 |    |    | Baths: |    |    | HB 4 |         |

## REMODELING

|    |   |            |  |
|----|---|------------|--|
|    |   | Exterior:  |  |
|    |   | Interior:  |  |
|    |   | Additions: |  |
| 4. | % | Kitchen:   |  |
|    | % | Baths:     |  |
|    | % | Plumbing:  |  |
|    | % | Electric:  |  |
|    | % | Heating:   |  |
| 5  | % | General:   |  |

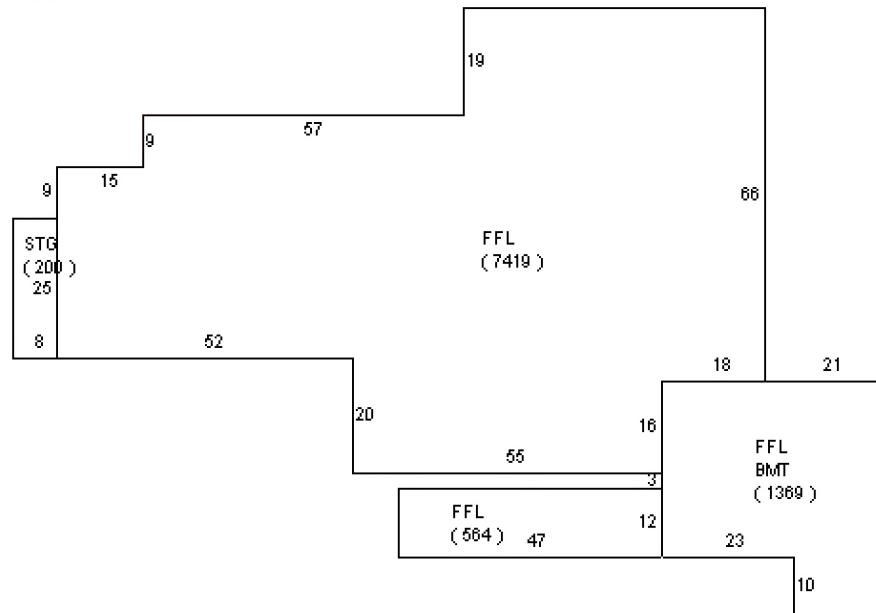
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

| Rate              | Parcel ID | Typ          | Date  | Sale Price |
|-------------------|-----------|--------------|-------|------------|
|                   |           |              |       |            |
|                   |           |              |       |            |
|                   |           |              |       |            |
|                   |           |              |       |            |
| WtAv\$/SQ:        |           | AvRate:      |       | Ind.Val    |
| Juris. Factor:    |           | Before Depr: | 63.55 |            |
| Special Features: | 0         | Val/Su Net:  | 45.26 |            |
| Final Total:      | 494300    | Val/Su SzAd  | 52.86 |            |

## SKETCH



## SUB AREA

[illegible]

### SUB AREA DETAIL

|     | Sub<br>Area | %<br>Usbl | Descrip | %<br>Type | Qu | # Ten |
|-----|-------------|-----------|---------|-----------|----|-------|
| '76 |             |           |         |           |    |       |
| '80 | BMT         | 100       | FFB     | 100       | A  |       |
| '72 | FFL         | 100       | OFC     | 10        | A  |       |
|     |             |           |         |           |    |       |
|     |             |           |         |           |    |       |
|     |             |           |         |           |    |       |
|     |             |           |         |           |    |       |
| '88 |             |           |         |           |    |       |
| '21 |             |           |         |           |    |       |

**IMAGE**

**AssessPro** Patriot Properties, Inc

